

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: John C. Cavanagh Residence

Other names/site number: La Pietra Condominium Unit 14

Name of related multiple property listing:

La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 3068 La Pietra Circle

City or town: Honolulu State: Hawaii County: Honolulu

Not For Publication: ☐

Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

 X A ___ B X C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

La Pietra Condominium Unit 14

Honolulu

Hawaii

Name of Property

County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

La Pietra Condominium Unit 14

Honolulu

Hawaii

Name of Property

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Regional Hawaii

Materials: (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls,
poured concrete foundation.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The John Cavanaugh residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces northwest and sits above La Pietra Circle on a slightly sloping parcel with its front lawn flowing down to the street. It is the right half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly recessed from its neighboring unit. It has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation, and a single story, two car carport with a built-up, flat roof is attached to the right (southwest) side of the house. It is accessed by a paved driveway. The three bedroom, three bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Narrative Description

The John Cavanaugh residence is located on the uphill side of the third and final bend in La Pietra Circle, and faces northwest. A curving concrete sidewalk with six steps with a wrought iron handrail on its west side traverses the sloping front lawn and leads up from the street to the unit's inset entry lanai. At the top of the steps a low hedge runs to the right side across the façade of the unit, while the left side is planted with monstera (*Monstera deliciosa*) and lady palm (*Rhapis excels*)

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The right bay has at the ground level a pair of sliding doors flanked by single pane fixed windows.

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's floor has its original clay tile pavers and is sheltered by a projecting second story balcony, which runs the length of the unit.

A set of historic wood double doors with recessed panels provides entry to the unit. They retain their original thumb latches and hardware. The door opens on an entry foyer with openings in either side. The left end of the foyer opens on a front to rear hallway which leads to the dining area. The foyer and hall have a ceramic tile floor. Non-historic doors on either side of the hallway open on a bedroom and a storage room, which originally was a half bath.

The door in the northeast wall of the hall opens on a bedroom. The room has a pair of single pane sliding windows in its northwest wall. Interior wood louvered shutters regulate the natural light coming into the room. Three original exposed beams run laterally across the ceiling and the floor is laminated wood. A non-historic louvered door in the southeast wall opens on a bathroom with a marble floor which has been completely remodeled.

The 8' high opening on the foyer's southwest side flows into the living room. The living room has a two story, 17' high ceiling at its southeast end and 8' high ceiling, with three exposed laterally running beams, at its front, (northwest) end. At the front end a mezzanine with a 3' high koa railing looks down upon the living room. Both the living room and mezzanine have non-original, coffered ceilings, although two original, lateral running, exposed beams remain in the living room ceiling. The room's two end walls each have a pair of 8' high, single pane sliding doors, which are flanked on either side

La Pietra Condominium Unit 14

Honolulu

Hawaii

Name of Property

County and State

by a fixed single pane window. These doors open on the front yard and a rear, inset lanai. A set of four, wood, bi-fold doors can enclose the lanai at its outer side.

The lanai has a brick floor, and flows out into the back yard as a patio, fronting on the dining room/kitchen's rear doors as well. A sun screen extends from the living room's rear wall and wraps around the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screen are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls. The patio extends to the rear of the large back yard and ends at the bottom of a hillside which is in a natural state. The patio wraps around a mature plumeria tree (*Plumeria sp*) and on the northeast side of the patio stands a single story potting shed. The shed has a corrugated plastic flat roof with a coconut tree (*Cocos nucifera*) growing through it and vertical slat walls.

On the interior, a 16" x 19" lava rock column marks the northeast terminus of the living room's rear wall, and to its east is the dining area and kitchen. The dining area has an 8' high ceiling and a laminate floor. The southwest wall of the dining area is of lava rock and has a pair of 8' high single pane sliding doors, and the southeast wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the lanai and patio.

Both the dining room and living room have wood laminate flooring with a 4" high koa baseboard. Behind the dining area's northeast wall is the kitchen, which has a tile floor and has been remodeled. The kitchen can be accessed via a pair of swinging louvered doors at the northwest end of the wall or by an opening with no door at the southeast end. A louvered door in the kitchen's northwest wall opens on a laundry room, and a 1 x 1 double hung sash window is in the southeast wall.

A koa spiral stair to the northwest of the dining area accesses the second floor and its sitting room, two bedrooms and two baths. The stair is not original. The stair has koa railings on either side with an ebony balustrade and a simple koa newel. Fourteen koa steps ascend from the living room to the second floor. The stair opens on a short L-shaped hall with an engineered wood floor, which occurs everywhere on the second floor except the bathrooms.

The longer leg of the hall runs to the left (southwest) of the stairs in a lateral direction to a sitting room, which occupies the mezzanine overlooking the living room. The room's southwest wall is dominated by a built-in set of cabinets surmounted by drawers and shelves which runs from floor to ceiling and the length of the wall. The front (northwest) wall of the sitting room has a pair of 7' high, single pane sliding doors flanked by single pane fixed windows in its northwest wall. Two pairs of interior, wood, sliding, louvered doors provide privacy from the outside world. The sliding doors open on the front balcony.

La Pietra Condominium Unit 14

Honolulu

Hawaii

Name of Property

County and State

A door in the southeast wall of the hall near its corner opens on the front bedroom. The room has a pair of 7' high, single pane sliding doors in its northwest wall. A pair of interior, wood, sliding, louvered doors provide privacy from the outside world. The sliding doors lead out to a 52" wide balcony which has a wood slat floor and a 44" high metal railing, and runs the length of the unit's façade. The front wall of the unit jogs out at the center of the balcony to accommodate an interior bathroom. A wood, louvered door in the bedroom's southwest wall accesses that bathroom, which has been remodeled.

Adjoining the bedroom's entry door on the hall's northeast wall is a pair of non-original two panel closet doors with mirrors in the panels. The door to the rear bedroom is at the end of the hallway in its southeast wall. Along the bedroom's northeast wall a bank of four wood, louvered sliding doors conceal the closet, while a non-original door in the bedroom's northeast wall opens on a bathroom which has been remodeled. The bedroom's southwest wall contains a 1 x 1 double hung sash window, and the rear (southeast) wall has a pair of 7' high sliding doors flanked by single pane fixed windows, which access a rear balcony. The balcony has a wood slat floor and a 44" high metal railing, and runs the length of bedroom. In addition to sliding screen doors, four interior, wood, louvered sliding doors secure the windows and doors.

The John Cavanaugh residence retains its historic integrity. Alterations include the refinishing of the first floor walls, the remodeling of the kitchen and bathrooms, replacement of the stair, and the addition of the mezzanine. These alterations are typical interior modifications found in many of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐

B. Property is associated with the lives of persons significant in our past.

☒

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack

☐

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

individual distinction.

- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture
Community Planning and Development
Historic Preservation

Period of Significance

1967-1971

Significant Dates

1971

Significant Person

(Complete only if Criterion B is marked above.)

N/A

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Cultural Affiliation

N/A

Architect/Builder

Louis Pursel architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The John Cavanaugh residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The John Cavanaugh residence's architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

The deed to unit 38 of the La Pietra Townhouse development was conveyed to Headrick Development Company in July 1972. Four months later the company sold the unit to John C. Cavanaugh. Cavanaugh was a vice president with Fawcett-McDermott, and in 1973 became president of the firm when John McDermott resigned

La Pietra Condominium Unit 14

Honolulu

Hawaii

Name of Property

County and State

as president to become chairman of the company's board. McDermott praised Cavanaugh as being the, "chief designer of Hawaii's most creative visitor industry marketing programs." Cavanaugh handled marketing campaigns for the island of Maui, Waikiki, and the Hawaii Visitor's Bureau. Approximately one third of Fawcett-McDermott's work derived from the visitor industry. [*Star Bulletin*, September 18, 1973, page 41]

.

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 8504 page 328, and book 8693 page 5.

Original plans for La Pietra Condominium

Polk's City Directories for Honolulu 1970-1977

Building permits associated with TMK 3-1-029:0330014

Honolulu Star Bulletin, "Fawcett-McDermott Selects Cavanaugh," September 18, 1973, page 41

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

Latitude: 21.262243

Longitude: 157.816675

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the Arden B. Moore Trust and Karl Heyer IV Trust in 2022 as described by Tax Map Key: 3-1-029:0330014

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: October 8, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Owner:

Mrs. Arden Moore
Arden B. Moore Trust and Karl Heyer IV Trust
3068 La Pietra Circle
Honolulu, Hawaii 96815

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

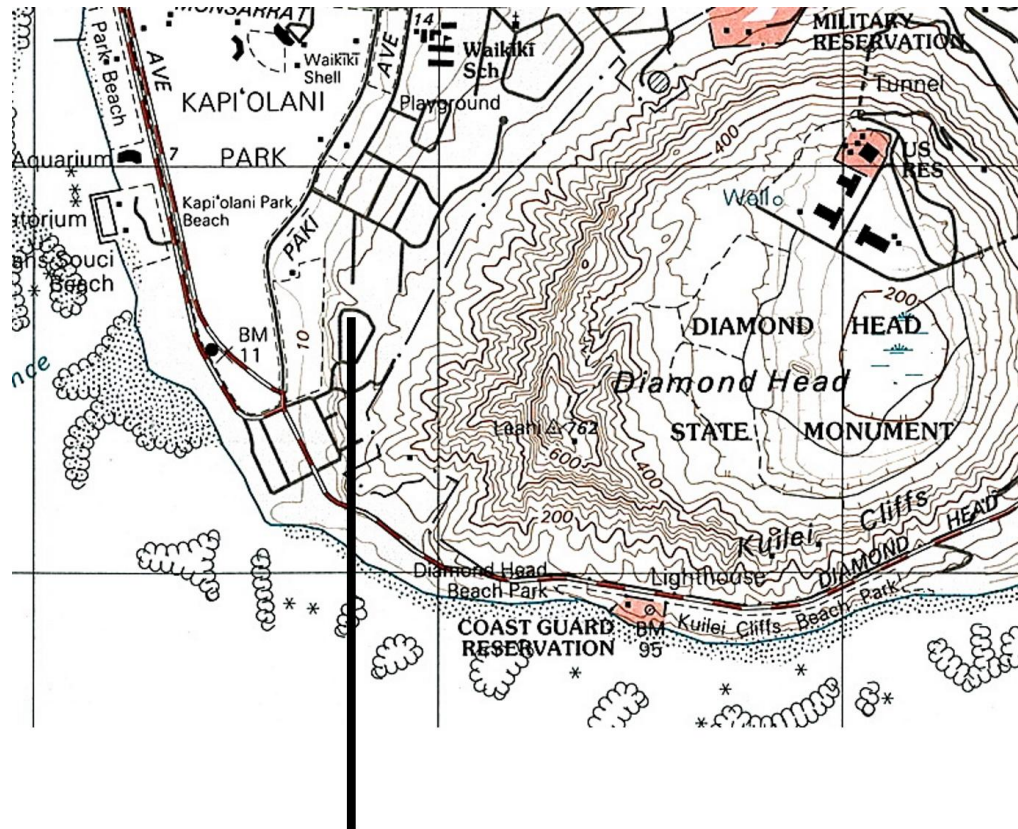
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

USGS



Cavanaugh Residence

La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the duplex, unit 14 on the right, from the northwest

1 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the front of unit 14 from the northwest

2 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the entry lanai and bedroom window from the west

3 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the living room's front lanai from the north

4 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the entry from the northwest

5 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the living room from the northwest

6 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the living room from the southeast

7 of 20



La Pietra Condominium Unit 14
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the stair, living room and lanai in rear, from the north

8 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the dining area, front entry in background from the southeast

9 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the dining area from the northwest

10 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the rear of the unit from the south

11 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the rear of the unit, living room bay and lanai to left, from the southeast

12 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the lanai from the east

13 of 20



La Pietra Condominium Unit 14

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the gate leading from carport to back yard, stepping stones lead to unit 15's back yard, from the southwest

14 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the back yard from the west

15 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the stair and second floor hall from sitting room from the west

16 of 20



La Pietra Condominium Unit 14
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the living room and sitting room from the east

17 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the first floor bedroom and sitting room from the south

18 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the second floor's front bedroom and sitting room from the east

19 of 20



La Pietra Condominium Unit 14
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Cavanaugh Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 14, 2021

View of the rear bedroom from the west

20 of 20

